

PLANNING REF : 250517
PROPERTY ADDRESS : Benham Drive
: Reading, Berkshire
: RG7 1FB
SUBMITTED BY : Dr Ashley Hall
DATE SUBMITTED : 16/07/2025

COMMENTS:

The Transport Assessment dated 28th February 2025 shows a significant increase in traffic demand on the local roads, some of which, such as Basingstoke Road/Church Lane junction, are noted to be over capacity. Overall, the modelling forecasts that the proposed development would exacerbate existing congestion. No mitigations are presented as part of the development or by WBC to reduce traffic levels to be within capacity limits.

The Transport Assessment also contains technical errors, such as stating that the B3349 Basingstoke Road being subject to a 40 mph speed limit. This is incorrect and the limit has been reduced to 30 mph through Spencers Wood. In addition, it says the 600 bus service is hourly from Monday to Saturday which incorrect as they are less frequent. The assessment therefore needs to be updated.

The proposal should therefore be rejected because it has demonstrated that it will negatively impact on traffic in the Spencers Wood area, on roads which already suffer badly from congestion. The additional traffic volumes will also potentially lead to a reduction in highway safety and increase in noise and air pollution.